**WHAT RIGHTS ARE AVAILABLE FOR N.R.IS FOR EVICTION OF TENANT OF PROPERTY AS PER LAW?**

BY

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**Landlord Tenant Dispute**

One of the most common matters that we face in NRI cases is the question of how to evict a tenant in India. The saga of landlord-tenant disputes is not limited to just local levels. In the case of NRI properties, it becomes worse because people take undue advantage of the absence of overseas citizens. Most NRIs have no option but to give their houses on rent to protect from trespassers and illegal occupants. This also ensures management and care of assets which could otherwise be in a state of deterioration or neglect. However, the landlord-tenant relationship is delicate and needs to be treated with caution. Though a full proof protection can’t be guaranteed in any situation, some common sense steps are required to be done to mitigate risks. Serving a notice to quit does not always work since these illegal occupants, in any case, are disrespecting all existing tenancy arrangements. The eviction process is a cumbersome process for overseas citizens to carry out. Residents consistently ignore eviction notices, and it is in this context that the responsibility of legal advisors increases.

It takes knowledgeable land dispute lawyers to understand and resolve such issues. We have a dedicated, experienced team of legal service experts who exclusively handle matters for NRIs and overseas citizens all across the country. We help NRIs safeguard their interest even in times of increasing value of real estate in India.

**Tenancy  
 Tenancy, simply stated, is when somebody occupies or possesses some property (land, building, other property) through a title or a lease that’s formulated as per law or on some rent payment. By the same logic, a landlord then is an individual who is the actual owner of any property – whether land or house or building- who has rented or leased that property to any other person.**

**Tenancy is the occupation of the property belonging to somebody else instead of a written agreement.**

**There are individual rights that landlords have been granted to ensure that there is no unlawful occupation of the property. These have to do with the screening of the prospective tenants as well as specifications about the rent collection. Over a period, the law has been modified to favour the landlords. This is due in large part to the advantage that prolonged occupation gave to the tenants; landlord rights were threatened hence the law had to consider protecting their interests.**

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**Landlord rights, duties, and responsibilities**

**Landlord Tenant laws – Step by Step Understanding**

Landlord and tenant laws become the focus in many NRI property disputes. Being the owner of any property and ensuring that all matters stay sorted out is not easy for an overseas citizen primarily because they do not manage to come to India as frequently as would be required for such cases.

If we are to understand the rights of landlords, it is vital to understand what the core tenets of the laws here in India are – as much as it is crucial to comprehend the exact meaning of all the terms used in these situations.

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